

**Table 6**  
**TIF Revenues (Phase 1)**

Year	Retail User 74,574SF (3600 Lindbergh)	Tile Shop 17.5K SF (3628 Lindbergh)	Longhorn Steakhouse 5.5K SF (3642 Lindbergh)	TOTAL RETAIL	CID Retail Sales Tax Revenue	City of Sunset Hills Retail Sales Tax Revenue	TOTAL CID
1 2021	\$ -	\$ 833,333	\$ 1,000,000	\$ 1,833,333	\$ 18,333	\$ 27,500	\$ 18,333
2 2022	\$ -	\$ 2,500,000	\$ 3,000,000	\$ 5,500,000	\$ 55,000	\$ 82,500	\$ 55,000
3 2023	\$ 38,000,000	\$ 2,512,500	\$ 3,015,000	\$ 43,527,500	\$ 435,275	\$ 652,913	\$ 435,275
4 2024	\$ 38,190,000	\$ 2,525,063	\$ 3,030,075	\$ 43,745,138	\$ 437,451	\$ 656,177	\$ 437,451
5 2025	\$ 38,380,950	\$ 2,537,688	\$ 3,045,225	\$ 43,963,863	\$ 439,639	\$ 659,458	\$ 439,639
6 2026	\$ 38,572,855	\$ 2,550,376	\$ 3,060,452	\$ 44,183,683	\$ 441,837	\$ 662,755	\$ 441,837
7 2027	\$ 38,765,719	\$ 2,563,128	\$ 3,075,754	\$ 44,404,601	\$ 444,046	\$ 666,069	\$ 444,046
8 2028	\$ 38,959,548	\$ 2,575,944	\$ 3,091,133	\$ 44,626,624	\$ 446,266	\$ 669,399	\$ 446,266
9 2029	\$ 39,154,345	\$ 2,588,823	\$ 3,106,588	\$ 44,849,757	\$ 448,498	\$ 672,746	\$ 448,498
10 2030	\$ 39,350,117	\$ 2,601,768	\$ 3,122,121	\$ 45,074,006	\$ 450,740	\$ 676,110	\$ 450,740
11 2031	\$ 39,546,868	\$ 2,614,776	\$ 3,137,732	\$ 45,299,376	\$ 452,994	\$ 679,491	\$ 452,994
12 2032	\$ 39,744,602	\$ 2,627,850	\$ 3,153,420	\$ 45,525,873	\$ 455,259	\$ 682,888	\$ 455,259
13 2033	\$ 39,943,325	\$ 2,640,990	\$ 3,169,187	\$ 45,753,502	\$ 457,535	\$ 686,303	\$ 457,535
14 2034	\$ 40,143,042	\$ 2,654,195	\$ 3,185,033	\$ 45,982,270	\$ 459,823	\$ 689,734	\$ 459,823
15 2035	\$ 40,343,757	\$ 2,667,466	\$ 3,200,959	\$ 46,212,181	\$ 462,122	\$ 693,183	\$ 462,122
16 2036	\$ 40,545,476	\$ 2,680,803	\$ 3,216,963	\$ 46,443,242	\$ 464,432	\$ 696,649	\$ 464,432
17 2037	\$ 40,748,203	\$ 2,694,207	\$ 3,233,048	\$ 46,675,458	\$ 466,755	\$ 700,132	\$ 466,755
18 2038	\$ 40,951,944	\$ 2,707,678	\$ 3,249,213	\$ 46,908,835	\$ 469,088	\$ 703,633	\$ 469,088
19 2039	\$ 41,156,704	\$ 2,721,216	\$ 3,265,460	\$ 47,143,380	\$ 471,434	\$ 707,151	\$ 471,434
20 2040	\$ 41,362,487	\$ 2,734,822	\$ 3,281,787	\$ 47,379,096	\$ 473,791	\$ 710,686	\$ 473,791
21 2041	\$ 41,569,300	\$ 2,748,496	\$ 3,298,196	\$ 47,615,992	\$ 476,160	\$ 714,240	\$ 476,160
22 2042	\$ 41,777,146	\$ 2,762,239	\$ 3,314,687	\$ 47,854,072	\$ 478,541	\$ 717,811	\$ 478,541
23 2043	\$ 41,986,032	\$ 2,776,050	\$ 3,331,260	\$ 48,093,342	\$ 480,933	\$ 721,400	\$ 480,933
24 2044	\$ 42,195,962	\$ 2,789,930	\$ 3,347,916	\$ 48,333,809	\$ 483,338	\$ 725,007	\$ 483,338
25 2045	\$ 42,406,942	\$ 2,803,880	\$ 3,364,656	\$ 48,575,478	\$ 485,755	\$ 728,632	\$ 485,755
26 2046	\$ 42,618,977	\$ 2,817,899	\$ 3,381,479	\$ 48,818,355	\$ 488,184	\$ 732,275	\$ 488,184
27 2047	\$ 42,832,071	\$ 2,831,989	\$ 3,398,387	\$ 49,062,447	\$ 490,624	\$ 735,937	\$ 490,624
28 2048	\$ 43,046,232	\$ 2,846,149	\$ 3,415,379	\$ 49,307,959	\$ 493,078	\$ 739,616	\$ 493,078
29 2049	\$ 43,261,463	\$ 2,860,380	\$ 3,432,456	\$ 49,554,298	\$ 495,543	\$ 743,314	\$ 495,543
30 2050	\$ 43,477,770	\$ 2,874,682	\$ 3,449,618	\$ 49,802,070	\$ 498,021	\$ 747,031	\$ 498,021
31 2051	\$ 43,695,159	\$ 2,889,055	\$ 3,466,866	\$ 50,051,080	\$ 500,511	\$ 750,766	\$ 500,511
32 2052	\$ 43,913,635	\$ 2,903,500	\$ 3,484,200	\$ 50,301,335	\$ 503,013	\$ 754,520	\$ 503,013
33 2053	\$ 44,133,203	\$ 2,918,018	\$ 3,501,621	\$ 50,552,842	\$ 505,528	\$ 758,293	\$ 505,528
34 2054	\$ 44,353,869	\$ 2,932,608	\$ 3,519,129	\$ 50,805,606	\$ 508,056	\$ 762,084	\$ 508,056
35 2055	\$ 44,575,639	\$ 2,947,271	\$ 3,536,725	\$ 51,059,634	\$ 510,596	\$ 765,895	\$ 510,596
36 2056	\$ 44,798,517	\$ 2,962,007	\$ 3,554,409	\$ 51,314,933	\$ 513,149	\$ 769,724	\$ 513,149
37 2057	\$ 45,022,509	\$ 2,976,817	\$ 3,572,181	\$ 51,571,507	\$ 515,715	\$ 773,573	\$ 515,715
38 2058	\$ 45,247,622	\$ 2,991,701	\$ 3,590,042	\$ 51,829,365	\$ 518,294	\$ 777,440	\$ 518,294
39 2059	\$ 45,473,860	\$ 3,006,660	\$ 3,607,992	\$ 52,088,512	\$ 520,885	\$ 781,328	\$ 520,885
40 2060	\$ 45,701,229	\$ 3,021,693	\$ 3,626,032	\$ 52,348,954	\$ 523,490	\$ 785,234	\$ 523,490
<b>NPV 40</b>	<b>\$ 463,437,945</b>	<b>\$ 33,604,198</b>	<b>\$ 40,325,038</b>	<b>\$ 537,367,181</b>	<b>\$ 5,373,672</b>	<b>\$ 8,060,508</b>	<b>\$ 5,373,672</b>